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MAILINGS *
97092834 *
0004 MCM

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

IN THE OFFICE OF THE RECORDER
OF COOK COUNTY, ILLINOIS

THE 7306 N. WINCHESTER CONDOMINIUM)
ASSOCIATION, an Illinois not-for-)
profit corporation,)
Claimant/Creditor)
v.)
DEBBIE GOREE)
RE: PIN 11-30-408-076-1021)
Debtor)

97092834

02/07/97
02/07/97
Claim for Lien in the
amount of \$1,707.00
plus costs and attorneys'
fees

LIEN FOR UNPAID ASSESSMENTS

The 7306 N. Winchester Condominium Association (hereinafter the "Association"), an Illinois not-for-profit corporation, hereby files notice and claim for lien against Debbie Goree (hereinafter "Owner"), and states as follows:

As of the date hereof, owner is the owner of a certain condominium unit commonly known as Unit No. 303, 7306 N. Winchester, Chicago, Illinois 60626 (hereinafter the "Property"), which property is legally described on Exhibit "A" attached hereto.

PERMANENT INDEX NO. 11-30-408-076-1021

Pursuant to the terms of the declaration of condominium ownership and by-laws, easements, restrictions and covenants for the Association, the Board of Managers of the Association shall assess each unit owner his/her proportionate share of the common expenses in equal monthly installments.

Pursuant to Section 9 of the Illinois Condominium Property Act (hereinafter "Act"), each unit owner shall pay his proportionate share of the common expenses when due and the failure or refusal to pay by a unit owner when due shall constitute a lien on the interest of such unit owner. In addition, pursuant to Section 9 of the Act, interest, late charges, reasonable attorneys' fees and costs of collection or the amount of any unpaid fine shall constitute a lien on the interest of the unit owner.

As of the date hereof, the assessment due, unpaid, and owing to the Association/Claimant on account, after allowing all credits with interest, costs, and attorney's fees, the claimant claims a lien on said property in the sum of \$1,707.00, which sum will increase with the levy of future assessments, costs, and fees of collection, all of which must be satisfied prior to any release of this lien.

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UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Dated this 7 day of February, 1997.

7306 N. WINCHESTER CONDOMINIUM ASSOCIATION

By: [Signature]
One of its Attorneys

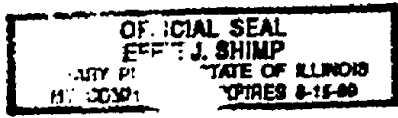
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The undersigned, being first duly sworn on oath, deposes and says that she is the attorney for The 7306 N. Winchester Condominium Association, an Illinois not-for-profit corporation, the above named claimant, that she has read the foregoing Claim for Lien, that she knows the contents thereof, and that all statements therein contained are true to the best of her knowledge.

[Signature]

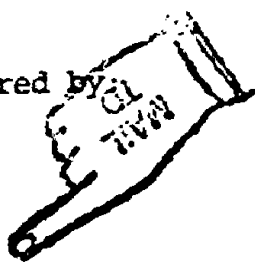
SUBSCRIBED AND SWORN
to before me this
7th day of February, 1997.

[Signature]
Notary Public



COOK COUNTY
RECORDER
JESSE WHITE
SKOKIE OFFICE

This instrument prepared by:
Julie Levin Lehrman
Attorney at Law
441 Westgate Rd.
Deerfield, IL 60015
847/ 405-9882
Atty. No. 19433



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EXHIBIT A.

LEGAL DESCRIPTION

Unit 303, 7306 N. Winchester Condominium, as delineated on a survey of the following described real estate:

LOTS 29 THROUGH 32, INCLUSIVE I BLOCK 1 IN MURPHY'S ADDITION TO ROGERS PARK, A SUBDIVISION OF THAT PART OF THE SOUTH EAST 1/4 SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF INDIAN BOUNDRY LINE AND WEST OF THE CENTER LINE OF GREEN BAY ROAD (EXCEPT THAT PART HERETOFORE DEEDED TO MARY A. MURPHY AND SCHOOL LOT AND RAILROAD RIGHT-OF-WAY), IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25159251 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

P.I.N. 11-30-408-076-1031

Secretary of Cook County Clerk's Office

97092834

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